



TOWN OF KNIGHTDALE
Planning and Engineering Committee
MINUTES
Monday, April 12, 2010
950 Steeple Square Court
Knightdale, NC 27545

I. CALL TO ORDER - Welcome by Councilor Terry Gleason at 6:05 p.m.

Present: Councilor Gleason, Councilor Poirier, Brett Zick, Doug Taylor

Staff: Seth Lawless, Chris Hills, Jennifer Currin, Brad Johnson, Tim Guffey

Absent: Fred Boone

II. APPROVAL OF MINUTES

The February 8, 2010 minutes were approved by consensus.

III. NEW BUSINESS

IV. OLD BUSINESS

A. Updates – No new updates at this time.

B. Water Allocation Policy Amendment Proposal

Seth Lawless explained that Knightdale is allocated 3.5 Gallons Per Day (GPD) about to increase by 4%. The Town is currently selling around 700,000 GPD and falling behind in payments to the City of Raleigh. While the irrigation policy was drafted out of goodwill, it might not be the best time to implement the policy since we owe money to Raleigh. The original projections of the proforma were for 55,000 residents in Knightdale.

Mr. Hills recommended removing UAA requirement, maybe including a scope threshold instead.

The committee agreed.

Mr. Poirier asked if people were using less water.

Mr. Lawless explained that while the town is growing, per meter usage is down.

Fayetteville St. Railroad Crossing

Mr. Gleason asked about the Fayetteville Street railroad crossing proposal. Mr. Hills acknowledged receipt of request for information from a NC Department of Transportation official. There has been one wreck at the crossing. It was not fatal. Mr. Boone is currently drafting a letter with a position detailing reasons not

to close the crossing. There is currently little traffic on the track and no plans to increase the traffic volume. The NCDOT prefers not to upgrade crossings, but it will give money towards surrounding neighborhood improvements. Mr. Hills presented a map that showed potential transportation improvements in the neighborhood.

- Option A was to add left turn lanes at First Avenue and Smithfield Rd.
- Option B was to improve Ridge Street to make it two-way.
- Option C was to improve the corners of Harper, Park and Railroad Streets where they intersect Smithfield Road.
- Option D was to improve the right of way of Hester Street to Town standards for local streets.

Mr. Zick noted the problems, including a stuck bus, occurred at First Avenue and Smithfield Rd. Mr. Hills noted that in discussions with Mr. Boone, the improvement of the intersection of First and Smithfield would be a major improvement.

Mr. Taylor asked if the push to close railroad crossings was part of the stimulus. Mr. Hills did not know. Mr. Taylor asked if the staff would accept radius improvements at First and Smithfield.

Mr. Zick noted the Robertson railroad crossing as a potential issue for future consideration, as it would carry much of the former traffic from Fayetteville St. Mr. Gleason agreed.

Mr. Lawless, referring to the letter to be drafted to the NCDOT, asked that it be worded as to ask for everything. Mr. Gleason asked for landscaping.

Mr. Lawless asked if any town had been successful in preventing this closure before and whether or not there was any information about the frequency of service.

There was a consensus that the railroad didn't seem to be very busy.

The committee agreed that the town should oppose the closure, and supported efforts by staff to oppose it formally.

V. NEW BUSINESS

ETJ Expansion

Mr. Hills explained that there was now preliminary discussion about expansion of the town's Extra-territorial-jurisdiction and whether or not the town should submit a special request to extend its ETJ to 3 miles. Now that the town has passed the 10,000 resident threshold, it can petition Wake County to extend its ETJ to two miles beyond the contiguous town limits. The population threshold for a 3 mile ETJ is 25,000. The committee agreed that this should be pursued in the future, but not at the moment.

The Wake County agreement has been ambiguous and not worked to the advantage of the Town. Currently the ETJ is not at the 64 Bypass and Smithfield Road, but it will be within the 2 mile petition.

Mobile Signage Request

The LURB asked for clarification on the ordinance regarding signage on mobile objects, such as cars parked in parking lots or the right of way. Mr. Hills explained that trucks on a parcel are allowable. The question was raised whether box trucks should be allowed at the street for additional signage.

Mr. Poirier noted that while this wasn't the image the town necessarily wanted to project, this is a tough economic time. He asked for clarification as to whether the vehicle was actually used for the business or only as a sign.

Mr. Taylor offered that the vehicles should be allowed with the assumption they are used for business purposes. Mr. Gleason concurred as long as the vehicle was parked on the property of the business.

Mr. Hills was asked to go to the NC Planning Listserv to inquire as to whether they regulate box signs.

Mingo Bluff Blvd School Zone

The HOA is in favor of a 25mph school zone on Mingo Bluff Blvd. The matter is being analyzed by the Engineering staff.

Overnight Parking

Mr. Tyndall is working with residents who park their vehicles overnight in Big Oak Ct, a public right of way. The Police have said they cannot do anything. The current ordinance does not allow for outdoor storage; the mini-storage designation doesn't allow for outdoor storage. Parking in the right of way is obstructive. The areas where these vehicles are parked are in the residential neighborhoods. Mr. Hills said that staff would review if it was permissible in a MI district or any residential zones.

Light Pole Banners

The Planning Staff is proposing a Street graphics policy to create signs on street poles with the bottom third having the name of the subdivision and the top two-thirds having a seasonal or town graphic. Staff is asking P+E if they are comfortable with staff formulating a policy and bringing it to full council.

Mr. Zick asked how many signs would be included in this proposal.

Mr. Hills said that they would be in their own subdivisions and wouldn't have builder names.

The committee expressed interest in the idea, and by consensus supported it. Staff will draft a policy and put it before council.

VI. OTHER BUSINESS

No other business.

VII. ADJOURNMENT

The meeting was adjourned by Mr. Zick at 6:55 p.m.


Committee Chairman


Attest